

**Minneapolis City Planning Department Report  
Vac-1408: Street Right-of-Way Vacation for  
Skyway Event Services, 1809 East Hennepin Ave.**

**Hearing Date:** July 21, 2003

**Applicant:** Theodore B. Ewing, 1323 Tyler St. NE, Mpls., MN 55413

**Address of Property:** 1809 East Hennepin Ave.

**Contact Person and Phone:** Theodore B. Ewing and Wade R. Ewing (voice: 612-789-5152, facsimile: 612-789-5271, Email: [ted@skywayonline](mailto:ted@skywayonline) and [wade@skywayonline](mailto:wade@skywayonline)), Gregory McDonald, Colliers Towle (voice: 612-347-9348, cell: 612-850-3315, facsimile: 612-347-9389, Email: [gmcdonal@towle.com](mailto:gmcdonal@towle.com)), John Harrington, MCDA (voice: 673-5018)

**Staff Contact Person and Phone:** J. Michael Orange, Principal Planner (voice: 612-673-2347; facsimile: 673-2728; TDD: 673-2157; Email: [michael.orange@ci.minneapolis.mn.us](mailto:michael.orange@ci.minneapolis.mn.us))

**Ward: 1      Neighborhood Organization:** Mid-City Business Association, Windom Park Citizens in Action, Southeast Como Citizens Group (SECIA)

**Existing Zoning:** I2, Medium Industrial District

**Proposed Use:** Demolish existing buildings and construct a new warehouse and office building (14,277 sq. ft.). Vacate a portion of the City's right-of-way on Stinson Ave. NE.

**Authority:** Section 433.20 of the City's Code of ordinances defines the process for street and alley vacation.

**Prior Reviews:** The Planning Commission approved the following applications at its September 23, 2002 hearing: Site Plan Review BZZ-579 and Vacation-137

**Neighborhood review:** The applicant presented to a general neighborhood meeting on April 11, 2002. The straw poll at the meeting was favorable to the project.

**Legal Description of the Areas to be Vacated:** That part of Stinson Boulevard described as follows: An irregular shaped parcel being p/o the east right of way of Stinson Blvd., located directly north of Hennepin Ave. E. encompassing approximately 6,366 sq. ft.

## **BACKGROUND**

**Project:** The applicants intend to complete the purchase of the site, demolish the two buildings on the site, mitigate the on-site pollution, and construct a two-story office building and a large warehouse for the business. The company supplies tents and other fabric coverings and shelters for events. The following gives the area dimensions for the project:

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| <p>If you need more information or have special needs, please call the<br/>Minneapolis Planning Department at 612-673-2597.</p> |
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|                    | <b>Amount</b> | <b>Percent of<br/>Total</b> |
|--------------------|---------------|-----------------------------|
| Warehouse          | 39,142        | 85%                         |
| Office             | 6,088         | 15%                         |
| Entry              | 976           |                             |
| Total area         | 46,206        | 100%                        |
|                    |               |                             |
| Original site      | 65,273        | 70%                         |
| Vacated area       | 27,389        | 30%                         |
| Total site         | 92,662        | 100%                        |
|                    |               |                             |
| Building footprint | 43,162        |                             |
| Landscaping        | 27,365        | 55%                         |
| Net site           | 49,500        |                             |

**Pollution clean up grants and jobs:** The site is the Hansen Metal Finishing property. It is polluted (Phase I and Phase II environmental assessments available upon request). Minneapolis Community Development Agency (MCDA) staff stated that over \$1.1 million in state and regional grant funds are allocated to the project for site clean up. The MCDA and the applicants expect that the project will result in the retention of the company's 35 full-time jobs and 30 part-time jobs, plus create 6 new full-time and 15 part-time jobs.

## **FINDINGS**

**Responses from Utilities and Affected Property Owners:** The applicant is requesting the City vacate a portion of the right-of-way along Stinson Blvd. defined on the first page of this report. Planning staff distributed copies of the vacation request to the two railroads, and to utility and communication companies.

**Findings:** The Public Works Department and City Planning Department find that the area proposed for vacation is not needed for any public purpose; it is not part of a public transportation corridor; and it can be vacated if any easements requested by Qwest, MCI WORLDCOM, and Public Works are granted by the petitioner.

## **RECOMMENDATIONS OF THE MINNEAPOLIS PLANNING DEPARTMENT**

The City Planning Department recommends that the City Planning Commission **approve** the vacation (Vac-1408) application for the Skyway Event Services project at 1809 East Hennepin Ave., subject to retention of easements by the following:

- City of Minneapolis
- Qwest
- MCI WORLDCOM

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**Attachments:**

1. Vacation request
2. Site plan
3. Vacation resolution